

002.0

0004

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

951,500 / 951,500

USE VALUE:

951,500 / 951,500

ASSESSED:

951,500 / 951,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BOBOULIS JAMES & STEFANOS	
Owner 2: BOBOULIS EKATERINI+DESPINI	
Owner 3:	

Street 1: 195 BROADWAY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2409 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 18 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

</

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																	
Type: 13	- Multi-Garden			Full Bath: 3	Rating: Good																																																																																																																								
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:																																																																																																																								
(Liv) Units: 3	Total: 3			3/4 Bath:	Rating:																																																																																																																								
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																																																																																																																								
Frame: 1	- Wood			1/2 Bath:	Rating:																																																																																																																								
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																																																																																																																								
Sec Wall:				OthrFix:	Rating:																																																																																																																								
Roof Struct: 1	- Gable			OTHER FEATURES																																																																																																																									
Roof Cover: 1	- Asphalt Shgl			Kits: 3	Rating: Good			1st Res Grid Desc: Line 1 # Units 3																																																																																																																					
Color: BEIGE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																																									
View / Desir:				Frl:	Rating:			Other																																																																																																																					
GENERAL INFORMATION				WSFlue:	Rating:			Upper																																																																																																																					
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																																																																																																																					
Year Blt: 1915	Eff Yr Blt:			Location:				Lvl 1																																																																																																																					
Alt LUC:	Alt %:			Total Units:				Lower																																																																																																																					
Jurisdct: G12	Fact: .			Floor:				Totals				RMs: 18	BRs: 9	Baths: 3	HB																																																																																																														
Const Mod:				% Own:				REMODELING				RES BREAKDOWN																																																																																																																	
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL																																																																																																																	
INTERIOR INFORMATION				Phys Cond: AG	- Avg-Good			Interior:	3	6	3																																																																																																																		
Avg Ht/FL: STD				Functional:				Additions:																																																																																																																					
Prim Int Wal	2	- Plaster		Economic:				Kitchen:																																																																																																																					
Sec Int Wall:				Special:				Baths:																																																																																																																					
Partition: T	- Typical			Override:				Plumbing:																																																																																																																					
Prim Floors: 4	- Carpet			Total: 26.4 %			Electric:																																																																																																																						
Sec Floors:				CALC SUMMARY				Heating:																																																																																																																					
Bsmnt Flr: 12	- Concrete			Basic \$ / SQ: 180.00				General:	3	18	9																																																																																																																		
Subfloor:				Size Adj: 1.13951039				COMPARABLE SALES																																																																																																																					
Bsmnt Gar:				Const Adj: 0.96059608				Rate	Parcel ID	Typ	Date	Sale Price																																																																																																																	
Electric: 3	- Typical			Adj \$ / SQ: 197.030																																																																																																																									
Insulation: 2	- Typical			Other Features: 162500				WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																																			
Int vs Ext: S				Grade Factor: 1.00				Juris. Factor: 1.00	Before Depr: 197.03																																																																																																																				
Heat Fuel: 3	- Electric			NBHD Inf: 1.00000000				Special Features: 0	Val/Su Net: 129.83																																																																																																																				
Heat Type: 5	- Steam			NBHD Mod:				Final Total: 514400	Val/Su SzAd: 239.81																																																																																																																				
# Heat Sys: 3				LUC Factor: 1.00				PARCEL ID 002.0-0004-0005.0																																																																																																																					
% Heated: 100				Adj Total: 698917																																																																																																																									
Solar HW: NO	Central Vac: NO			Depreciation: 184514																																																																																																																									
% Com Wal	% Sprinkled			Depreciated Total: 514403																																																																																																																									
MOBILE HOME				Make:				Serial #:				Year:	Color:																																																																																																																
SPEC FEATURES/YARD ITEMS																																																																																																																													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																												
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	105			5,100		5,100																																																																																																												
More: N	Total Yard Items:	5,100		Total Special Features:			Total:	5,100		SKETCH																																																																																																																			
SUB AREA <table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>Area - SQ</th><th>Rate - AV</th><th>Undepr Value</th><th>Sub Area</th><th>% Usbl</th><th>Descrip</th><th>% Type</th><th>Qu</th><th># Ten</th> </tr> </thead> <tbody> <tr> <td>BMT</td><td>Basement</td><td>1,089</td><td>59.110</td><td>64,370</td><td>UAT</td><td>100</td><td>FLA</td><td>100</td><td></td><td></td></tr> <tr> <td>FFL</td><td>First Floor</td><td>1,089</td><td>197.030</td><td>214,565</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>SFL</td><td>Second Floor</td><td>1,056</td><td>197.030</td><td>208,063</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>UAT</td><td>Upper Attic</td><td>264</td><td>137.920</td><td>36,411</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>OFF</td><td>Open Porch</td><td>256</td><td>22.040</td><td>5,643</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>EFP</td><td>Enclos Porch</td><td>144</td><td>44.310</td><td>6,381</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>WDK</td><td>Deck</td><td>64</td><td>15.370</td><td>984</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td colspan="4">Net Sketched Area: 3,962</td><td>Total:</td><td>536,417</td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>Size Ad</td><td>2145</td><td>Gross Area</td><td>4754</td><td>FinArea</td><td>2409</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	BMT	Basement	1,089	59.110	64,370	UAT	100	FLA	100			FFL	First Floor	1,089	197.030	214,565							SFL	Second Floor	1,056	197.030	208,063							UAT	Upper Attic	264	137.920	36,411							OFF	Open Porch	256	22.040	5,643							EFP	Enclos Porch	144	44.310	6,381							WDK	Deck	64	15.370	984							Net Sketched Area: 3,962				Total:	536,417						Size Ad	2145	Gross Area	4754	FinArea	2409					
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